



[www.ultraestates.co.uk](http://www.ultraestates.co.uk)

[enquiries@ultraestates.co.uk](mailto:enquiries@ultraestates.co.uk)

**ULTRA ESTATES**  
Sales, Lettings, Management

Tel : 020 7723 4288

Fax: 020 7723 4694

## **FLAT 609, 4B MERCHANT SQUARE EAST, LONDON, W2**

**£1,450 pw / £6,283 pm Subject To**

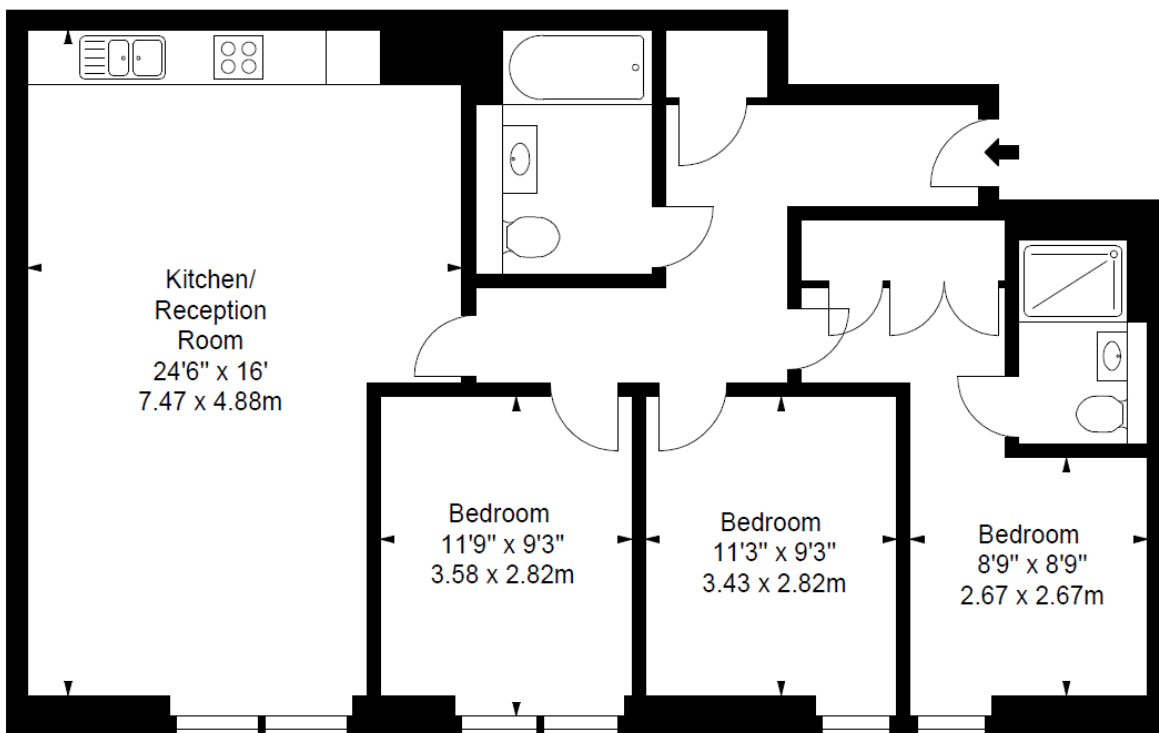


This amazing apartment finds itself on the sixth floor of this ideally located building in the Paddington Basin overlooking the Water. The building has a dedicated building manager, a concierge, lift service and secure underground parking. The stunning apartment comprises spacious living and entertaining space with a beautiful reception room with superb views of the Grand Union Canal, a splendid modern fitted open plan kitchen, three bedrooms, two bathrooms and ample storage space. Residential Land also offer exclusive deals and discounts in local restaurants and gyms specifically to 4B Merchant square tenants. Please contact the building manager for more information. The apartment offers easy access to superb transport links such as Paddington Train Station (Bakerloo, Hammersmith & City, Circle, District Lines and Heathrow) and Edgware Road (Circle, District and Bakerloo Lines).

**3 Bedrooms : En Suite Shower Room : Bathroom : Reception Room : Kitchen : Concierge : Lift : Secure Underground Parking : CCTV : EPC Rating B**

**For more information please contact Ultra Estates**  
61 Rossmore Road, London NW1 6RB






## **Fees and Charges**

UPFRONT PAYMENTS/FEEES FOR LETTING THIS PROPERTY, IF IT IS AN AST LETTING, CONSIST ONLY OF THE RENT, TENANCY DEPOSIT AND ANY AGREED HOLDING DEPOSIT (IF APPLICABLE). FOR A LIST OF ADMINISTRATIVE PAYMENTS AND FEES APPLICABLE TO ALL OTHER LETTINGS, PLEASE CONTACT US FOR FURTHER INFORMATION.

# Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81 - 91) <b>B</b>                                 | 84                         | 85  |
| (69 - 80) <b>C</b>                                 |                            |   |
| (55 - 68) <b>D</b>                                 |                            |   |
| (39 - 54) <b>E</b>                                 |                            |   |
| (21 - 38) <b>F</b>                                 |                            |   |
| (1 - 20) <b>G</b>                                  |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |